WARRANTY DEED



O-BMR-22-512A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 809406 **DEEDWARR**
02/22/2022 11:56:28 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20220222-0019888

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Caroline Coral Baker and Jonathan Jinhyo Lee	New Owner	
(NAME)	(NAME)	**091-10-0E-001.00-CO**
512A Hemstead St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHILIP H BANGLE AND AMANDA BANGLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLINE CORAL BAKER, AN UNMARRIED WOMAN, AND JONATHAN JINHYO LEE, AN UNMARRIED MAN, AS TENANTS IN COMMON ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 512 Hemstead Street Townhomes, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20150812-0080908, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Philip H. Bangle, an unmarried man by Warranty deed from Peggy C. Burkhalter, Trustee of Peggy C. Burkhalter Revocable Trust U/A/D January 31, 2001 of record in Instrument No. 20161114-0119882 Register's Office for Davidson County, Tennessee, dated November 14, 2016 and recorded on November 14, 2016.

NOTE: AMANDA BANGLE JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 45, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Instrument No:20150812-0080908, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1939, Page 239, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150812-0080908, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of Homeowner's Association of record in Instrument Number 20150820-0084208, in the Register's Office for Davidson County, Tennessee.

- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **512A Hemstead St, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 14 DAY OF FEBRUARY, 2022.

Philip H. Bangle by his Attorney in Fact

Philip H Bangle, by his attorney in fact, Margaret Means

Amanda Bangle by her Attorney in Fact

Amanda Bangle, by her attorney in fact, Margaret Means

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHILIP H BANGLE AND AMANDA BANGLE, and who acknowledged he/she/they executed the same as the free act and deed of the said PHILIP H BANGLE AND AMANDA BANGLE.

Witness my hand and official seal, this the 14th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212